

**X. DESIGN GUIDELINES FOR NEW CONSTRUCTION AND
RECONSTRUCTION OF SINGLE LOTS OR MINOR SUBDIVISIONS.**

The installation of public sewerage will allow the owners of unimproved lots or outdated homes to build new housing or renovate their property. The community is concerned about the quality of this new construction. This deprives neighboring property owners of the opportunity to review plans for the proposed development or redevelopment of single lots or minor subdivisions. It is therefore important to provide guidelines that inform owners of such lots about the community's goals for new development or redevelopment.

New construction should conform with the guidelines in the Comprehensive Manual of Development Policies (CMDP) for minor subdivisions and single lots in the designated waterfront areas. The community is opposed to mobile homes. The following list of requirements are those that the community deems appropriate:

1. All new homes will be single family detached dwellings. Each dwelling should have a minimum living space of 2000 square feet subject to the requirements for critical areas.
2. Housing exteriors should be constructed of quality materials such as brick, stone, wood or premium vinyl.
3. Quality roofing such as architectural shingle, copper or slate.

Issue: The community is concerned that if the County permits the construction of housing that is of inferior quality, the property values of existing homes may be negatively impacted.

Action: The County should attempt to enforce the above guidelines to the greatest extent possible.

Table 3

Implementation Program

Recommended Action	Responsibility for Implementation
<u>Zoning</u>	
Rezone remaining DR 5.5 to a lower zoning classification	Community Office of Planning
<u>Martin State Airport</u>	
Communicate all changes in operations of airport facility	Maryland Aviation Administration
<u>Community Image</u>	
Maintain and improve the appearance of business and private properties and assure compliance with zoning regulations.	Community Permits and Development Management, Division of Code Inspection and Enforcement
<u>Sewerage</u>	
Implement public sewerage system and connect all existing dwellings	Department of Public Works
<u>Environment</u>	
Continue water quality testing	Department of Environmental Protection and Resource Management
<u>Litter</u>	
Discourage residents from using unlicensed haulers	Community
Publish list of legal trash disposal sites	Community
Coordinate community clean-up	Department of Environmental Protection
<u>Road Traffic Issues</u>	
Upgrade Bowleys Quarters Road	Department of Public Works
Eliminate traffic congestion at the entrance ways of Carroll Island shopping Center	
<u>Schools</u>	
Reduce class size	Board of Education
Create magnet school for environmental sciences	
<u>Design</u>	
Enforce the design guidelines for new construction	Office of Planning

Appendix A – List of Zoning Definitions

RC-5:	Resource Conservation (Rural Residential)
RC-20:	Resource Conservation (Critical Area)
DR-3.5	Density Residential (3.5 units per acre)
DR-5.5:	Density Residential (5.5 units per acre)
DR-16	Density Residential (16 units per acre)
BL, BM, BR, CB	Business
BMB	Boatyard
ML	Light Manufacturing



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